WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTe-117

G#-27671-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031293 DEEDWARR
Recvd: 04/18/16 10:39 2 pgs
Fees:13.00 Taxes:777.83
20160418-0036959

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,225.00

Susan Lynn Bauman
Affiant

Subscribed and sworn to before me, this the 15th day of April, 2016.

C. M. CORRIVEAU
Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(AFFIX SEAL)
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Lynn Bauman	F & M Bank	Map 091-06-0-M-086.00-co
124 West Mill Drive	2081 Wilma Rudolph Boulevard	
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Craighead Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Lynn Bauman, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 86 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed from NLC Partners, a Tennessee general partnership, dated June 2, 2014 of record in Instrument No. 20141216-0115062 and Special Warranty Deed dated 2-18-15, of record in Instrument No. 20150218-0014214, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record as set out on Exhibit "C" to the Declaration, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, said Register's Office;
2) Declaration of Covenants, Conditions, Restrictions and By-Laws of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee;
3) Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175;
4) Matters shown on the Plan No. 2 of West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee;
5) Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, page 214, Register's Office for Davidson County, Tennessee;
6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20140821-0076262, Register's Office for Davidson County, Tennessee;
7) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20140821-0076274, in Instrument No. 20141219-0116173 and in Instrument No. 20141219-0116216,and Instrument No. 20151125-0119709, Register's Office for Davidson County, Tennessee;
8) Taxes for 2016, a lien not yet due and payable, which have been prorated and assumed by the Grantees herein.

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This is Improved (X) Unimproved ( ) property, known as **124 West Mill Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand by its duly authorized officer this **15th** day of **April, 2016.**

Craighead Development, LLC, a Tennessee limited liability company

By: _____
Carl A. Neuhoff, Jr., Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Carl A. Neuhoff, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Assistant Chief Manager of the Craighead Development, LLC, a Tennessee limited liability company**, within named bargainor, a corporation, and that he as such **Assistant Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such **Assistant Chief Manager**.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **April, 2016.**

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CORYLYN S. PRIEST

_____
Notary Public

My Commission Expires: 07/08/2019